



Offers Over £259,000 Freehold

16 ALLENS GREEN AVENUE | SELSTON | NOTTINGHAM | NG16 6BZ

BuckleyBrown
ESTATE AGENTS

MOVE ON IN!... We are delighted to present an immaculate detached bungalow for sale. This property is an exceptional blend of comfort and style, perfect for couples or those looking for a family home. The property is favourably located near local amenities, schools, and green spaces, including nearby parks. This prime location ensures you can enjoy the bustling lifestyle of the community while also taking advantage of calm, serene green spaces for relaxation or leisurely walks.

A true highlight of the bungalow is the kitchen. It is a modern, high-gloss unit and offers an open-plan design that flows into a dining and living space, perfect for entertaining or family meals. The kitchen is bathed in natural light, creating a bright and inviting atmosphere. Moreover, it provides direct access onto the garden, seamlessly blending outdoor and indoor living spaces.

The property boasts three well-proportioned bedrooms, guaranteeing plenty of space for personalisation and relaxation. The single bathroom is tastefully modernised, featuring a walk-in shower and a vanity hand wash basin, complementing the overall aesthetics of the home.

In conclusion, this immaculate detached bungalow offers a perfect balance of modern living and comfort. Its prime location and thoughtful layout make it an ideal choice for those seeking a home that caters to their lifestyle.

Don't miss this chance to own a piece of tranquillity. Call today to view!





Kitchen/Living Room

The kitchen/living room provides a bright, and spacious open-plan area to socialise with family and friends. The kitchen is fitted with a modern range of high-gloss wall and base units with sink and drainer set into work surface. There are a range of integrated appliances which include a fridge/freezer, electric fan oven and an electric hob with an extractor hood over. The island provides additional storage and lends itself nicely as a breakfast bar. There is space and plumbing for a washing machine. With a central heating radiator, two windows to the rear elevation, a window to the side elevation and a bay window to the front. Laid with laminate flooring.

Inner Hall

Doors provide access into;

Bedroom One

With a bay window to the side elevation and a central heating radiator. Laid with carpet flooring.

Bedroom Two

With a window to the side elevation and a central heating radiator. Laid with carpet flooring.

Bedroom Three

With a bay window to the front elevation and a central heating radiator. Laid with carpet flooring.



Bathroom

The bathroom is fitted with a sleek three-piece suite in white comprising a low level WC, vanity hand wash basin and a walk in shower. With an opaque window to the rear elevation, and a chrome heated towel rail.

Outside

There is a driveway to the front elevation allowing for ample off-street parking. There is also an enclosed rear garden, which features a patio area and raised sleeper, with the rest being mainly laid to lawn.



16 Allens Green Avenue
74Sq.m/793.75Sq.ft
approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-81) B | | |
| (69-80) C | | |
| (55-68) D | | 64 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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